

Plan Commission Minutes
July 20, 2020 at 7:00 p.m.
City Hall Council Chambers &
Virtual Online – WebEx Meeting

Members Present: Messrs. Larsen, Granlund, Seymour, Gragert and Brenholt
Ms. Christopherson, Proznik, Obaid and Dr. Wolfgram

Staff Present: Messrs. Allen, Petrie, Ms. Ness and Ms. Basom

1. Call to Order
2. Roll Call – Mr. Seymour, Ms. Proznik and Ms. Christopherson were present at the Council Chambers. Mr. Larsen, Mr. Granlund, Mr. Gragert, Mr. Brenholt, Ms. Obaid and Dr. Wolfgram were present virtually online.
3. Approval of June 15, 2020 minutes – Approved
4. Open public comment period for items that do not appear on this agenda noted as public hearings or public discussion. None.
- 4.1 Due to technical issues, Mr. Seymour took over the chairperson role from the Council Chambers.
5. Rezoning (Z-1671-20) – R-4 to CBDP
Site Plan (SP-2024) – LE Phillips Senior Center Expansion
Street Vacation – Babcock Street
Excess & Sale of Vacant Land – Northwest corner of Babcock Street and W. Madison Street
Certified Survey Map (CSM-7-20) – One lot
Mr. Allen presented a request to recommend approval for a rezoning with site plan including a street vacation, excess and sale of vacant land and approve the CSM for the project for LE Phillips Senior Center located at 1616 Bellinger Street. The proposed expansion would be westward with a 7,000 square foot single-story addition with basement. The site plan shows the reconfiguration of the existing parking lot and additional parking with the vacation of Babcock Street right-of-way. The design of the building expansion will coordinate with the existing building including materials, colors and textures. This request will be considered by the City Council at their July 27th meeting.

David Kimball with Wendel spoke about the proposed project for the Senior Center.

Mr. Granlund moved to recommend approval of the rezoning, site plan, street vacation, excess and sale of vacant land and certified survey map. Seconded by Ms. Proznik and motion carried.
6. Rezoning (Z-1672-20) – C-2H to C-3P
Mr. Petrie presented a request to recommend approval for rezoning property from C-2H to C-3P with a general development plan for a commercial building located at 1000 West Clairemont Avenue. The preliminary site concept is shown as a carwash. The applicant is proposing to demolish the structure and replace the building with a new commercial carwash. This request will be considered by the City Council at their July 27th meeting.

Mark Erickson with Everyday Surveying and Engineering was in attendance for the agenda item.

Ms. Obaid asked what is the different between this proposed carwash and the three other existing carwash locations within the area of 0.7 miles of the site.

Marv Anderson with PDM Construction noted it is a fully automated carwash and currently the community does not have one similar to this design.

Ms. Christopherson moved to recommend approval of the rezoning. Ms. Proznik seconded and motion carried.

7. Public Zoning (PZ-2005) – Simpson Field

Mr. Petrie presented a request to recommend approval of the lighting plan and improvements for Simpson Field located on the campus of University of Wisconsin Eau Claire (UWEC). The lighting regulations provide exceptions to football, baseball and other field lighting subject to Plan Commission approval and that steps should be taken to minimize glare and light trespass. The applicant met with the Wold Court neighborhood prior to the meeting. In addition, the University would add a welcome sign approximately 45 square foot with a height of 9 foot 5 inches tall along Clairmont Avenue.

Jake Wrasse with UWEC is looking to increase the usage of the athletic fields, and with the lighting, more teams can use the fields longer.

Ms. Proznik moved to approve the plan with conditions noted in the staff report. Mr. Gragert seconded and the motion carried.

8. Final Plat (P-2-20) – SCS Eau Claire Phase I

Mr. Petrie presented a request to recommend approval of a final plat for SCS Eau Claire Phase I located on the west side of Kane Road, south of the North Crossing. SC Swiderski is requesting approval for the final plat for six multi-family lots and three outlots for stormwater. The rezoning and general development plan was approved in October 2019. The Plan Commission also approved the preliminary plat and final site plan in January 2020. This request, along the developer's agreement, will be on the July 28th Council meeting.

April Pankow with SC Swiderski noted this would be the first phase of the development and would like to get a start on the project this year.

Mr. Granlund moved to recommend approval of the final plat. Dr. Wolfgram seconded and the motion carried.

9. Final Plat (P-6-20) – The Woodlands Phase III

Mr. Allen presented a request to approve the Woodlands Phase III located north of Sundet Road and east of Bean Road. This development is for 19 single-family homes and 1 outlot for stormwater. This request, along with the developer's agreement, will be on the July 28th Council meeting.

Mark Erickson with Everyday Survey and Engineering was in attendance for this agenda item.

Mr. Larsen moved to recommend approval of the final plat. Ms. Christopherson seconded and the motion carried.

10. Acquisition – Vacant Land

Ms. Basom presented a request to recommend approval to purchase vacant farm land in the Town of Wheaton, Chippewa County. The property is approximately 80 acres in size and is adjacent to the existing Gateway Industrial Park. The comprehensive plan noted this area appropriate for Industrial land.

No one spoke to this agenda item.

Ms. Proznik moved to recommend approval of the acquisition. Ms. Obaid seconded and the motion carried.

11. Excess & Sale of Land – Land

Ms. Basom presented a request to recommend approval of excess land and transfer of land for 1805 Menomonie Street. The lease between the City of Eau Claire and the Flying Eagles Ski Club for use of property referred to as Mt. Washington expired on March 15, 2020. The transfer of ownership was contemplated in the 2010 lease agreement. There is a mutual interest between both parties to transfer the property to the Flying Eagles Ski Club.

No one spoke to this agenda item.

Mr. Brenholt moved to recommend approval. Mr. Granlund seconded and the motion carried.

12. Excess & Sale of Vacant Land – Vacant Land

Ms. Basom presented a request to recommend approval of excess land and acquisition of vacant land on Arthur Street. The adjacent property owner is requesting to purchase the property for multifamily development. The comprehensive plan shows this area as appropriate for multifamily use.

No one spoke to this agenda item.

Ms. Proznik moved to recommend approval. Mr. Granlund seconded and the motion carried.

13. Site Plan (SP-1821 Amendment #2) – ECOM

Mr. Petrie presented a request to approve a site plan for a warehouse for ECOM located on the southwest corner of County Line Road and Venture Drive. The property is located within the Gateway Industrial Park and is zoned I-1P. The proposed site plan shows an approximately 96,340 square foot building. The new driveway onto County Line Road will service this new development along with sharing the driveway to the west lot. The master plan of the area shows additional expansion to the proposed building and a future phase on the western lot.

Mark Erickson, Everyday Surveying and Engineering noted that his client's business is growing and needs more storage room.

Mr. Granlund moved to approve the site plan with staff recommendations. Mr. Brenholt seconded and the motion carried.

14. Site Plan (SP-2025) – Eau Claire Ford

Mr. Allen presented a request to approve a site plan for Eau Claire Ford and Lincoln for a detached garage for an auto body shop located at 2909 Lorch Avenue. The proposed building would be in the southwest quadrant of the dealership site and the size was increased by the applicant prior to the meeting to approximately 5,000 square feet, rather than the approximately 3,328 square feet noted in the application. This expansion would be for auto repair and body shop.

Mark Erickson with Everyday Surveying and Engineering noted that the applicant and the owner wanted to expand the proposed structure with the site plan. This expansion would be west of the proposed building.

Ms. Christopherson moved to approve the site plan with staff recommendations. Mr. Larsen seconded and the motion carried.

15. Certified Survey Map (CSM-2006) – CSM in the Town of Washington

Mr. Allen presented a request to approve of CSM within the Town of Washington located within the ETJ and located on Friedeck Road. This property is located within the Sewer Service Area

and with the agreement with the Town of Washington and the City of Eau Claire. The agreement notes the review criteria to which the Plan Commission should consider.

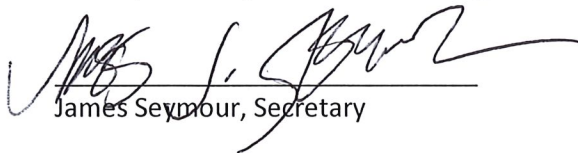
Eric Knauf with American Land Surveying noted that this proposed CSM meets 5 of 6 standards with the agreement. He noted the criteria for the review from the Plan Commission and thought it was a reasonable request.

Mr. Larsen moved to approve the CSM. Ms. Proznik seconded and the motion failed (1-8).

16. Future Agenda Item – Ms. Christopherson watched Strong Towns webinars and thought it was appropriate for the community and the members to view and discuss about the experience.

Mr. Allen noted that staff can send the webinar out to the commission members in the future. He also noted that the Comprehensive Plan update will be added to the agenda for the August 3rd meeting.

17. Mr. Seymour adjourned the meeting at 9:16 p.m.



James Seymour, Secretary